

3.3 Industrial Development Scenarios

The industrial development scenarios were developed using the existing industrial development codes for the City of Lincoln. The industrial zoning was assumed to be I-3 of the Lincoln zoning code. The planned unit development (PUD) layout was based on the current City zoning ordinance. A table of the development layout assumptions can be found in Appendix A.

As with the residential and commercial development, the development area was hypothetical, the industrial development layouts were intended to represent a general site and do not include more complex industrial building arrangements. The industrial development layout parameters were consistent between floodplain management alternatives to accurately compare the economic impacts to new development for the four management alternatives.

The industrial development economic evaluation followed the same procedures used for commercial development. As with residential and commercial development, building costs were not considered in this analysis, while property values were based on a typical Midwest market.